Silver Hill Public Meeting 28 Feb 2007

<u>Why We're Here</u> (we meaning those of us at the front of the room)
The Planning Department and its consulting team are here for several reasons, which I'll get into chronologically:

TIMELINE

Silver Hill is a neighborhood worthy of special use zoning and historic design policy, some of which are written in the University Neighborhoods Sector Development Plan, adopted in 1986.

To help implement the Sector Plan, the Silver Hill Historic District was listed in the State Register of Cultural Properties and National Register of Historic Places in 1986.   Also in 1986, the University Neighborhoods History Handbook was published by Chris Wilson and the University Heights Association to advise neighbors on how to conserve neighborhood historic character.

In 2001, The Silver Hill Streetscape Manifesto was produced by Ingrid N. Kelley with help from sixty owners and residents. Subtitled as a "Neighborhood Plan of Action and Design Criteria for Improving Safety and Restoring Community Pride," the manifesto has been used in recent years to inform appropriate treatment of the neighborhood by its owners, residents, and the City of Albuquerque.

Since 2001, the replanting of Silver Avenue has been accomplished and a related project on Gold Avenue is about to be started.

Last year, a historic bungalow in the Silver Hill Historic District replaced with an incompatible apartment building. Other projects and conditions in several parts of Silver Hill moved the Silver Hill Neighborhood Association to ask the City to seek remedies to threats to neighborhood character and property value.

In recent months, Mayor Chavez and the City Council have acted on behalf of the neighborhood in the following ways, among others:

- Council has passed a six-month moratorium on residential building permits in a large part of the Silver Hill neighborhood.

- As part of a citywide effort to update and improve the effectiveness of some sector development plans, the Planning Department has been directed to study ways of better conserving Silver Hill's residential and historic character. The Planning Department has selected Sites Southwest and Cherry See Reames Architects to conduct the study. Sites Southwest is represented this evening by Phyllis Taylor, Mikaela Renz, and Meghan Bayer, and Edie Cherry of Cherry See Reames is here, too.

TONIGHT"S MEETING

This meeting is to <u>exchange information with you who have a stake</u> in the City's policies for Silver Hill. We will present our observations to you and also listen to and record what you think about the neighborhood's residential and historic character, and how best to conserve it. We are working on behalf of the whole City of Albuquerque as well as you Silver Hill stakeholders. Conserving neighborhoods and preserving historic districts are <u>broad public purposes</u> – broader than the purposed of any single neighborhood. Nonetheless, your opinions are especially important to us, because the City's policies for Silver Hill affect you directly. Please be free with your opinions and help us shape appropriate policy for Silver Hill.

The planning team consists mainly of the people just introduced, and we are working with a <u>neighborhood task force</u> assembled by the Silver Hill Neighborhood Association. The task force has met twice and will continue to do so into May, by when the moratorium on building permits will end and we must make recommendations. The task force will be working in more detail than we can tonight, but its work will be informed by your opinions.

The recommendations may take the form of a proposed amendment of the University Neighborhoods Sector Development Plan. In that event, the amendment will be subject to approval by the Environmental Planning Commission and the City Council, both of which do their decision-making in public meetings. Before any policy change is proposed to the Planning Commission and City Council, though, we will hold another public meeting, on a date in April not yet determined, to further shape and seek your consent in the recommendations.